

4 Hutton Centre

4 Hutton Centre Drive
Santa Ana, CA 92707

Large User/HQ Opportunity

For Lease: Up to ±110,000 SF



Leasing Information:
949.415.5026

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Garrick Shupe
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Lincoln

4041 MacArthur Boulevard, Suite 510
Newport Beach, CA 92660

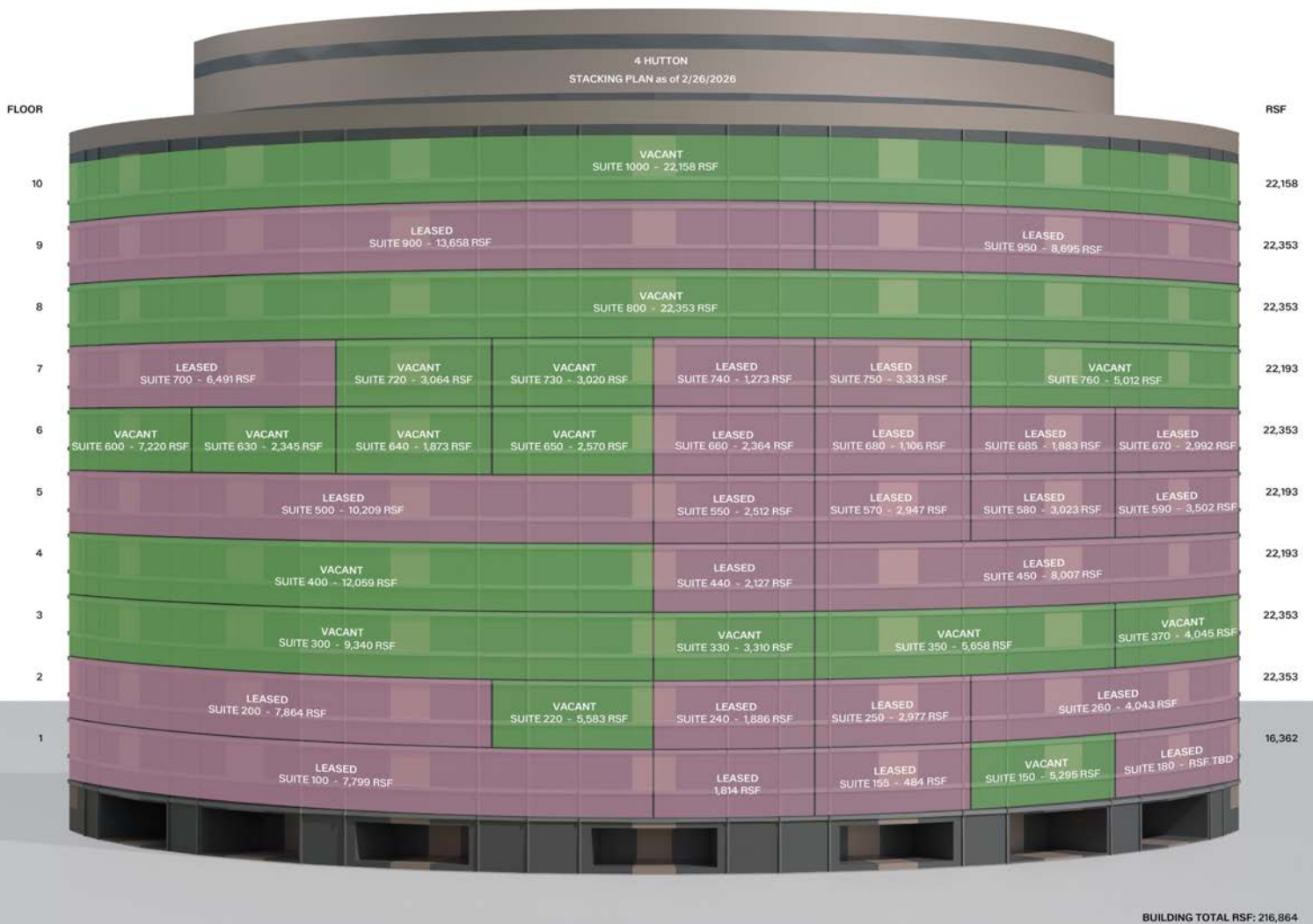
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Stacking Plan

216,864 SF



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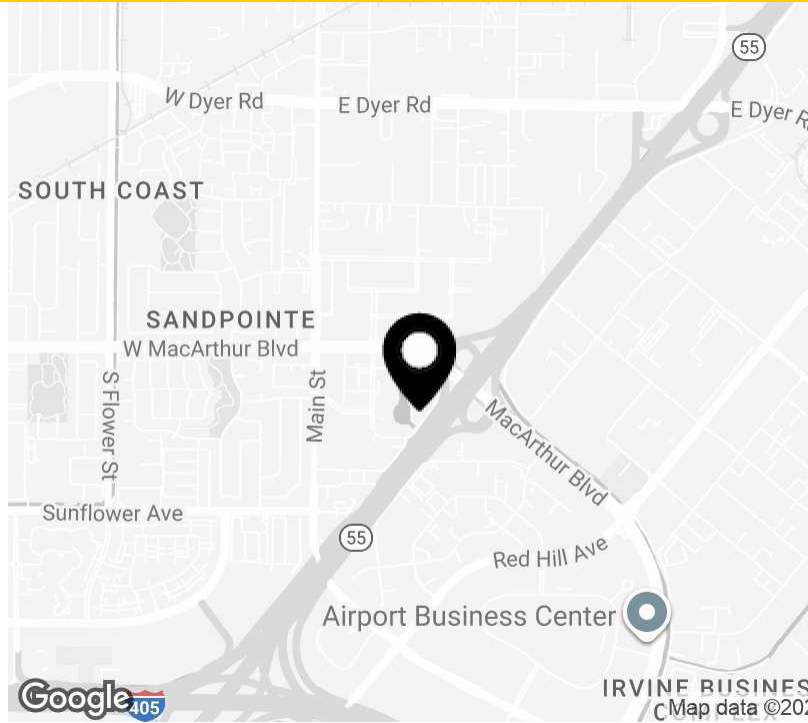
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Class A Office Property

216,864 SF



Property Highlights

- Building top 55 Freeway signage available
- On-site conference center
- Covered structure parking with both reserved and unreserved parking spaces
- High identity & visible Class A 10-story multi-tenant office building
- Well located in the heart of the South Coast Metro area
- Move-in ready creative spec suites with high-end finishes
- Proximity to the airport, freeways, Housing, and South Coast Plaza
- Direct access to the 5, 405, 73, and 55 Freeways and close to John Wayne Airport via direct flyover from 55 South Freeway
- On-site property management & Security
- Restaurants and neighborhood market including Starbucks, Masala Craft, within walking distance
- Nearby hotels including Lakeside Orange County Airport Hotel and Courtyard Marriott
- Lakeside walking paths, seating, tables, outdoor conference areas, and an outdoor golf putting area

Property Overview

4 Hutton Centre can accommodate large corporate, institutional, or government tenants with contiguous Class A space of up to ±110,000 SF. Located in the heart of South Coast Metro, the building offers top signage, structured parking, and quick access to freeways, John Wayne Airport, and South Coast Plaza – making it an ideal headquarters or regional hub.

Lease Details

- Total Potential Contiguous Space: ±110,000 SF
- Multiple Full Floors Available



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Amenities

216,864 SF



Outdoor Workspaces



On-Site Conference & Events Center



On-Site Conference & Events Center



Adjacent Retail Food & Beverage Amenity

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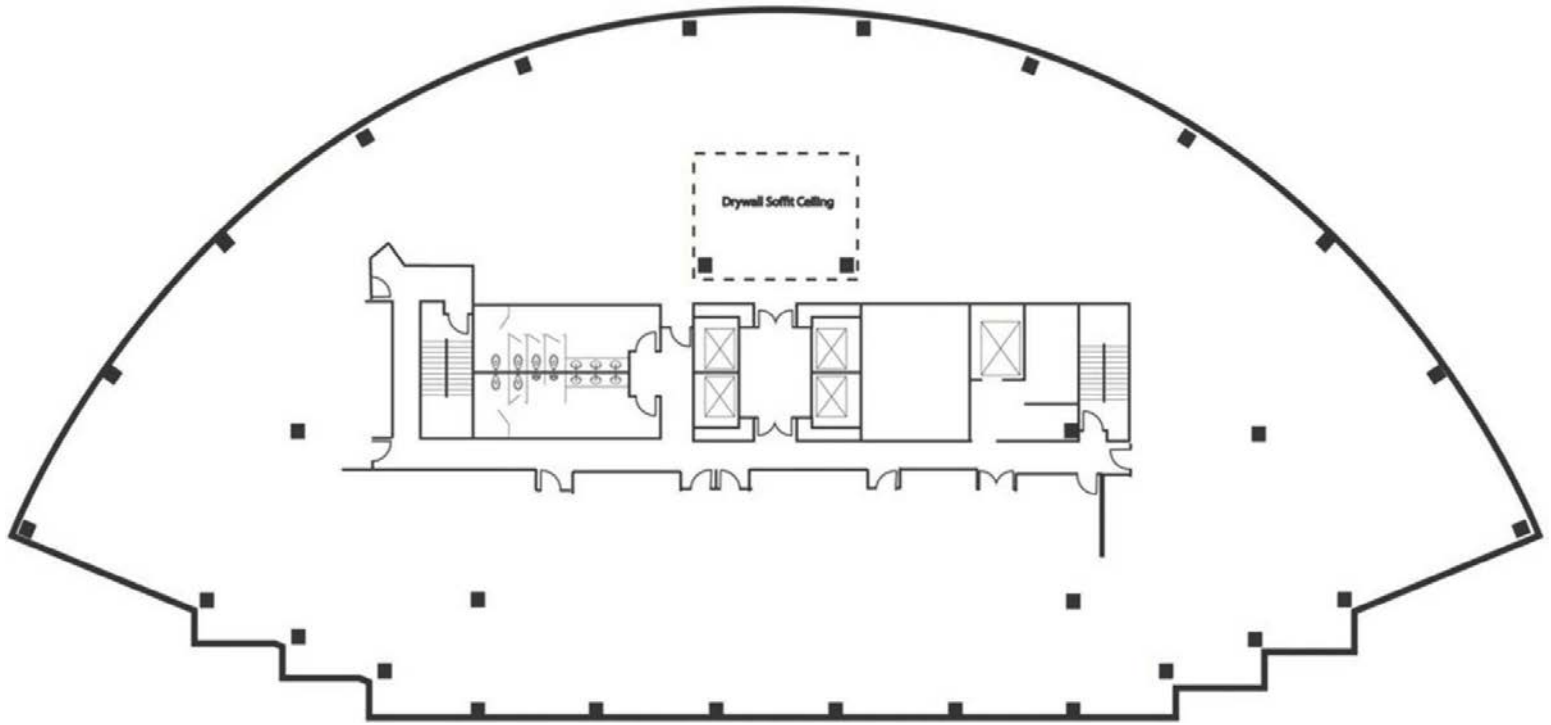
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Suite 800

22,353 SF



Representative Full Floor Space Plan

Suite	Size	Lease Rate
Suite 800	22,353 SF	\$2.50 SF/month FS

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Suite 800

22,353 SF



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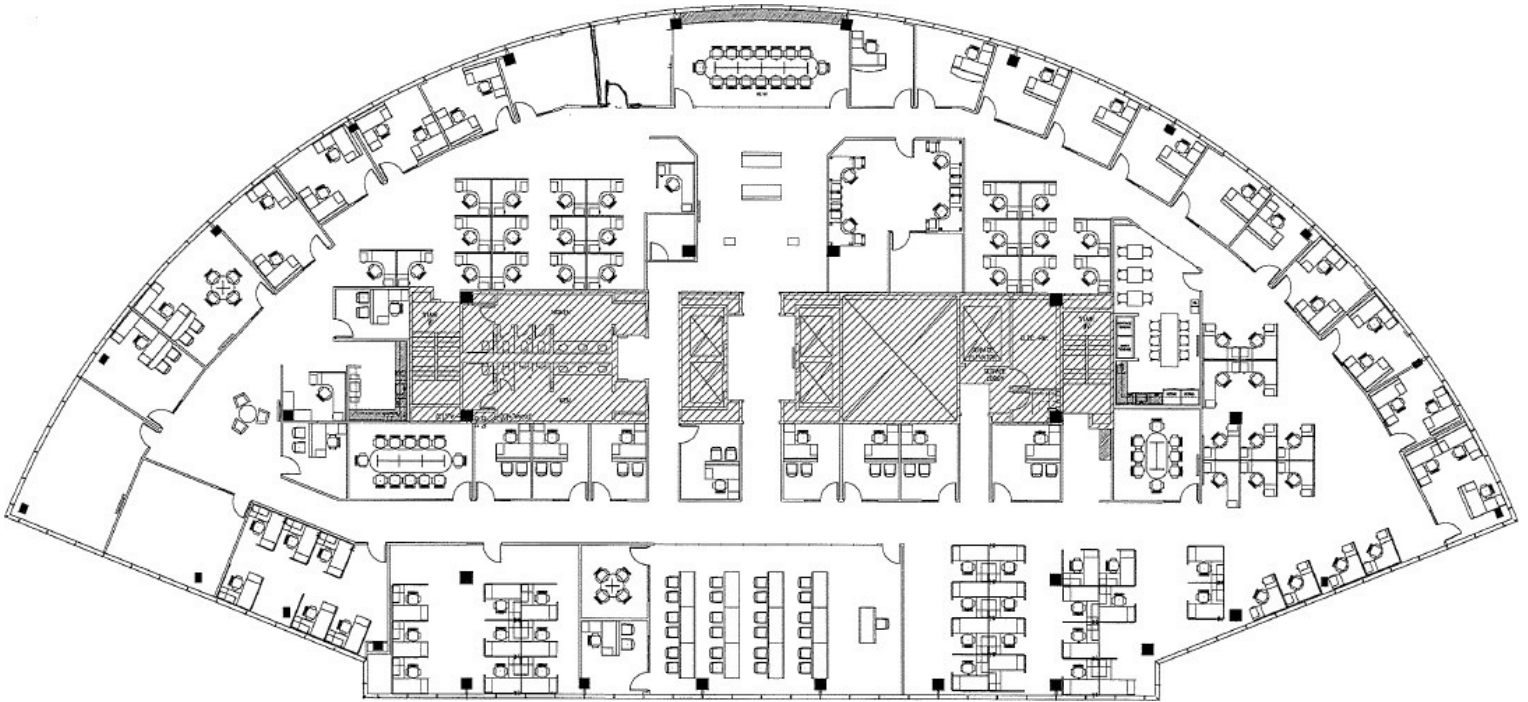
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Suite 1000

22,158 SF



Hypothetical / Representative New Space Plan Build-Out

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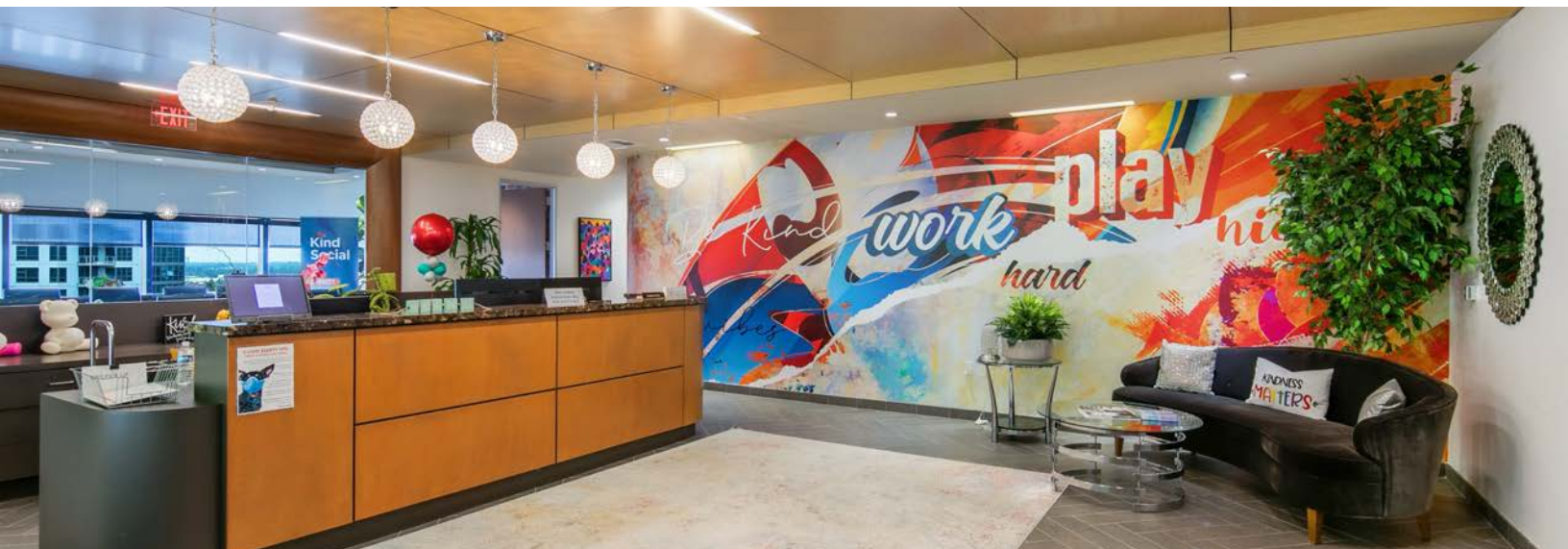
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Suite 1000

22,158 SF



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Aerial View

216,864 SF



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